



Long Down Avenue, Bristol BS16 1FT

welcome to

Long Down Avenue, Bristol

This superb two bedroom apartment occupies one of Cheswick Village's prime locations with stunning long views over the park. The property with dual-aspect main living space boasts substantial storage, well proportioned rooms, allocated parking and huge locational convenience.

Long Down Avenue

Location

Cheswick Village is known for its ideal location, low density credentials and offering ease of access to Parkway Train Station, generally superb transport links, a wealth of local amenities, convenient for UWE and Bristol business park, access to the M32/M4/M5 and proximity to major employers including the MoD adjacent.

Communal Areas

Smart communal areas. Multiple windows and lovely light.

Second Floor - Private Door

Modern door leading inwards from the landing.

Hallway

Upon entry you are met with a particularly well proportioned hallway leading to all area. The space is finished to a high standard to include attractive carpet instantly accentuating the feeling of light and space as found throughout. Here we also find two further storage cupboard (one accommodating the boiler) and plenty of shared light with internal doors being open.

Open Plan Living And Kitchen

The 22ft living room has dual aspect credentials with windows front and rear, fabulous views and oodles of light. The space accommodates a lounge and full kitchen with consummate ease whilst managing to be stylish, modern and homely!

The full kitchen includes gloss white wall and base units against dark worktops over. The configuration with breakfast bar offers tremendous storage, integrated oven plus microwave, modern electric hob, stainless steel extractor and splash-back plus

fully integrated fridge and freezer.

Bedroom 1

Spacious double bedroom with exceptional views, neutral decor, pendant light and built-in storage.

Store Room

Spacious store room offering flexible usage options.

*The store room has pre-plumbed capability concealed behind the blanking plates to convert into an ensuite shower room should the new owner choose. The heated towel rail is already in place as is the shaver point, lighting and extractor.

Bedroom 2

Well proportioned for a room of its type. Currently used as a home office but offers flexible usage options. Also extremely light and bright with wonderful views.

Bathroom

Very well presented and spacious three piece bathroom to include shower over bath, Complete with rear facing window, glass shower screen, shaver point, chrome heated towel rail and extractor.

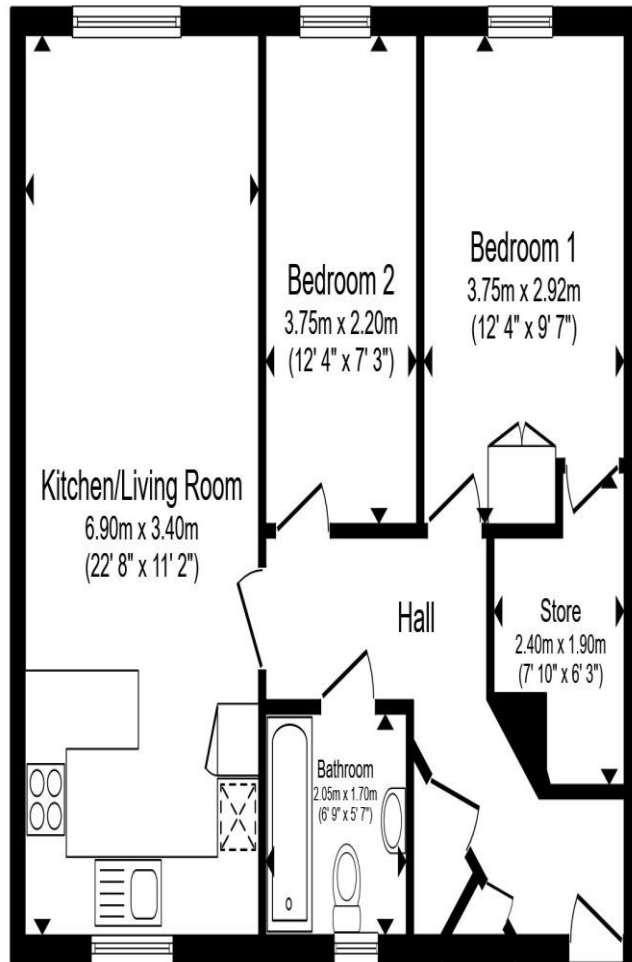
External Parking

Allocated parking for one car.

Agents Notes

We have been advised that the lease length is 125 as of 2008, service charge of £2120 p/a and ground rent of £250 p/a.

We recommend that all legal and financial information is checked independently.



First Floor

Total floor area 60.2 m² (648 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Long Down Avenue,
Bristol

- Superb Two Bedroom Apartment in Desirable Cheswick Village
- Desirable First Floor Position with Stunning Views
- Sought-After Building and Site Location
- Store Room to Master Bedroom / Pre Installed Plumbing to Convert to Ensuite
- Dual Aspect Main Living Space / Light and Bright / Exceptional Views

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2120.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



view this property online allenandharris.co.uk/Property/STG110088



Property Ref:
STG110088 - 0004

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